

85-177-A PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure to be located in the side yard in lieu of the required rear yard. (swimming pool)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. Drop in backyard would require Owner to construct a wall which would be financially prohibitive.
2. Backyard area would be in conflict with septic area.
3. Stream located in rear, which might cause a flooding problem.
4. There is no room in front yard and the well is located there.
5. Side yard, as shown, there is no conflict of privacy with neighbor.
6. Side yard where driveway and garage exist makes it impossible to construct pool.
7. Proposed rear side yard is not in conflict with building envelope of the nearest neighbor.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name) _____

Signature _____

Address _____

City and State _____

Attorney for Petitioner:

(Type or Print Name) _____

Signature _____

Address _____

City and State _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____

City and State _____

Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of November 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of January, 1985, at 9:30 o'clock A.M.

Cal J. Jablon
Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner _____ Date: December 19, 1984

Norman E. Gerber, Director
FROM: Office of Planning and Zoning _____

SUBJECT: Zoning Petitions: No. 85-172-A, 85-177-A, 85-178-A, 85-180-A and 85-181-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director

NEG:JGH:bjs

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 20, 1984

COUNTY OFFICE Bldg.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. Mortimer Spero
Maryland Pools, Inc.
5617 Baltimore National Pike
Baltimore, Maryland 21228

RE: Item No. 118 - Case No. 85-177-A
Petitioner: Richard Rynd, et ux
Variance Petition

Dear Mr. Spero:

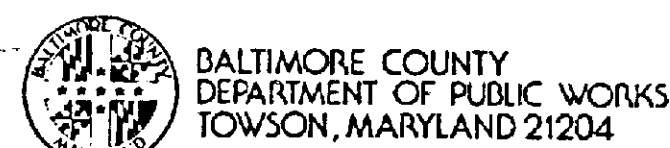
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures



HARRY J. PISTEL, P.E.
DIRECTOR

December 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item 118 (1984-1985)
Property Owner: Richard Rynd, et ux
N/S Leisure Hill Dr. 1350' W. of Park Heights Avenue
Avenue
Acres: 3.6
District: 3rd

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

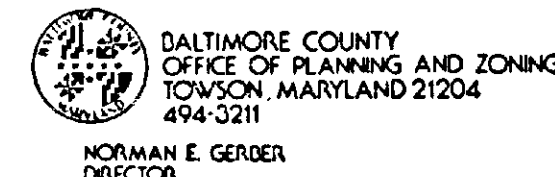
General Comments:

As no public facilities are involved, this office has no comment.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,
James A. Markle, P.E., Chief
Bureau of Public Services

JAM:EAM:ROP:BS



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

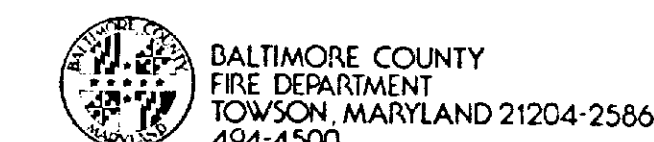
Re: Zoning Advisory Meeting of 11/6/84
Item # 118
Property Owner: Richard Rynd, et ux
Location: N/S Leisure Hill Dr.
W of Park Heights Ave.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by 811 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is _____
- () The property is located in a traffic area controlled by a "D" level intersection as defined by 811 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development



PAUL H. RENCKE
CHIEF

November 7, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Richard Rynd, et ux

Location: N/S Leisure Hill Drive 1350' W. Park Heights Avenue
Item No.: 118
Zoning Agenda: Meeting of 11/6/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature] Approved: [Signature]
Planning Division Fire Prevention Bureau
Special Inspection Division

/mb

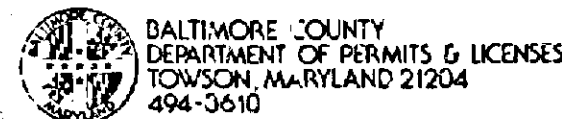
85-177-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 6th day of November, 1984.

ARNOLD JABLON
Zoning Commissioner

Petitioner: Richard Rynd, et ux
Received by: [Signature]
Nicholas B. Commodari, Jr.
Chairman, Zoning Plans Advisory Committee



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

November 7, 1984

THE ZONING COMMISSIONER

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item #118 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard Rynd, et ux
Location: NW/8 Leisure Hill Drive 1350' W. of Park Heights Avenue
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard. (swimming pool)

Acres: 3.5
District: 3rd.

The items checked below are applicable:

☒ All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 and any amendments thereto and other applicable codes.

☒ A building and other structure shall be required before beginning construction.

☒ Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced scale and signatures are required on Plans and Technical Data.

☒ Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

☒ An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, line 2, Section 10.7 and Table 106, also Section 503.2.

☒ Requested variance appears to conflict with the Baltimore County Building Code, Section 5.

☒ A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

☒ Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.

☒ Comments - Fenced area shall be indicated on plans when submitted for a permit.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 102 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NW/8 Leisure Hill Dr., : OF BALTIMORE COUNTY
1350' W of Park Heights :
Ave., 3rd District : Case No. 85-177-A
RICHARD RYND, et ux,
Petitioners :
: : : : :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

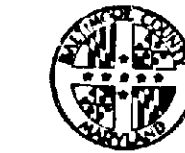
Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 14th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard Rynd, 3222 Midfield Road, Baltimore, MD 21208, Petitioners; and Mr. Mort. Spero, Maryland Pool Inc., 5617 Baltimore National Pike, Baltimore, MD 21228, who requested notification.

Peter Max Zimmerman
Peter Max Zimmerman

DESCRIPTION

Located on the north side of Leisure Hill Drive 1350' west of Park Heights Avenue and known as Lot #11 as shown on Plat of "Leisure Hill" which is recorded among the land records of Baltimore County in Liber 48 Folio 135.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

January 3, 1985

JEAN M.H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Mortimer Spero
Maryland Pool, Inc.
5617 Baltimore National Pike
Baltimore, Maryland 21228

RE: Petition for Variance
NW/8 of Leisure Hill Dr., 1,350' W of
Park Heights Ave. - 3rd Election District
Richard Rynd, et ux - Petitioners
No. 85-177-A (Item No. 118)

Dear Mr. Spero:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

Mr. Mortimer Spero
Maryland Pool, Inc.
5617 Baltimore National Pike
Baltimore, Maryland 21228

NOTICE OF HEARING

RE: Petition for Variance
NW/8 of Leisure Hill Dr.,
1350' W of Park Heights Avenue
Richard Rynd, et ux - Petitioners
Case No. 85-177-A

TIME: 9:30 a.m.

DATE: Wednesday, January 2, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 134379

DATE: 10/23/84 ACCOUNT: K-01-615-000

AMOUNT: 35.00

RECEIVED FROM: Maryland Pool

FOR: 4718

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

85-177-A

District: 3rd Date of Posting: 12-13-84

Posted for: Variance

Petitioner: Richard Rynd, et ux

Location of property: NW/8 of Leisure Hill Drive, 1350' W of

Park Heights Avenue (1350' W of Leisure Hill Dr.)

Location of Signs: NW/8 of Leisure Hill Drive at intersection

Leading to subject property

Remarks: S.D. Date

Posted by: S.D. Date

Number of Signs: 1

Date of return: 12-14-84

LEGAL NOTICE

PETITION FOR VARIANCE

LOCATION: Northwest side of Leisure Hill Drive, 1350' West of Park Heights Avenue

DATE AND TIME: Wednesday, January 2, 1985, 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Public Hearing Act of Baltimore County, will hold a public hearing.

Petition for Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and covering pool.

Being the property of Richard Rynd, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the 180 day appeal period. The Zoning Commissioner will, however, attempt to resolve the matter by the issuance of said permit during the appeal period.

Each applicant must be prepared in writing by the date of the hearing and appear in person at the hearing.

BY ORDER OF: ARNOLD JABLON, ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

60934

85-177-A

Pikesville, Md., Dec. 12, 1984

TO CERTIFY, that the annexed advertisement

published in the NORTHWEST STAR, a weekly

per published in Pikesville, Baltimore

1. Maryland before the 1x 2nd day of

January 1984

first publication appearing on the

12th day of Dec., 1984

second publication appearing on the

day of 19

third publication appearing on the

day of 19

THE NORTHWEST STAR

Shelley Halley
Manager

Cost of Advertisement \$22.00

CERTIFICATE OF PUBLICATION

TOWSON, MD., December 13, 1984

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., appearing on

December 13, 1984

THE JEFFERSONIAN,

P. Stisher

85-177-A

Cost of Advertising 20.00



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

December 21, 1984

Mr. Mort Spero
Maryland Pool, Inc.
5617 Baltimore National Pike
Baltimore, Maryland 21228

RE: Petition for Variance
NW/S Leisure Hill Dr., 1,350' W of
Park Heights Avenue
Richard Rynd, et ux - Petitioners
Case No. 85-177-A

Dear Mr. Spero:

This is to advise you that \$47.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

[Signature]
ARNOLD JABLON
Zoning Commissioner

MICROFILMED

PETITION FOR VARIANCE

3rd Election District

LOCATION: Northwest side of Leisure Hill Drive, 1350' West of
Park Heights Avenue

DATE AND TIME: Wednesday, January 2, 1985 at 9:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard (swimming pool).

Being the property of Richard Rynd, et ux _____ as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MICROFILMED

RE: PETITION FOR VARIANCE : BEFORE THE
NW/S of Leisure Hill Dr., 1,350' W of :
Park Heights Ave. - 3rd Election District : DEPUTY ZONING COMMISSIONER
Richard Rynd, et ux - Petitioners :
No. 85-177-A (Item No. 118) : OF
: BALTIMORE COUNTY

... ..

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the granting of the variance requested will not adversely affect the health, safety, and general welfare of the community, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 3rd day of January, 1985, that the herein Petition for Variance to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan dated September 9, 1984, marked Petitioner's Exhibit 1, is hereby GRANTED.

[Signature]
Deputy Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

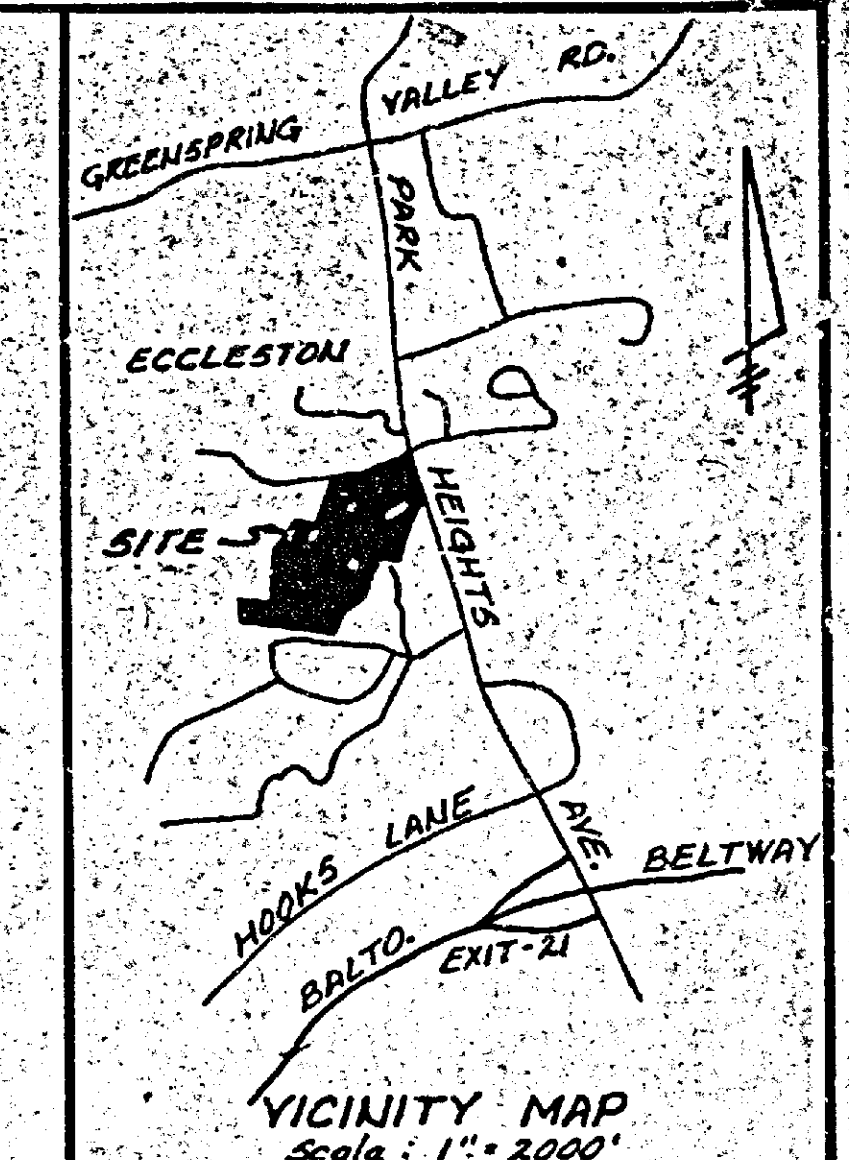
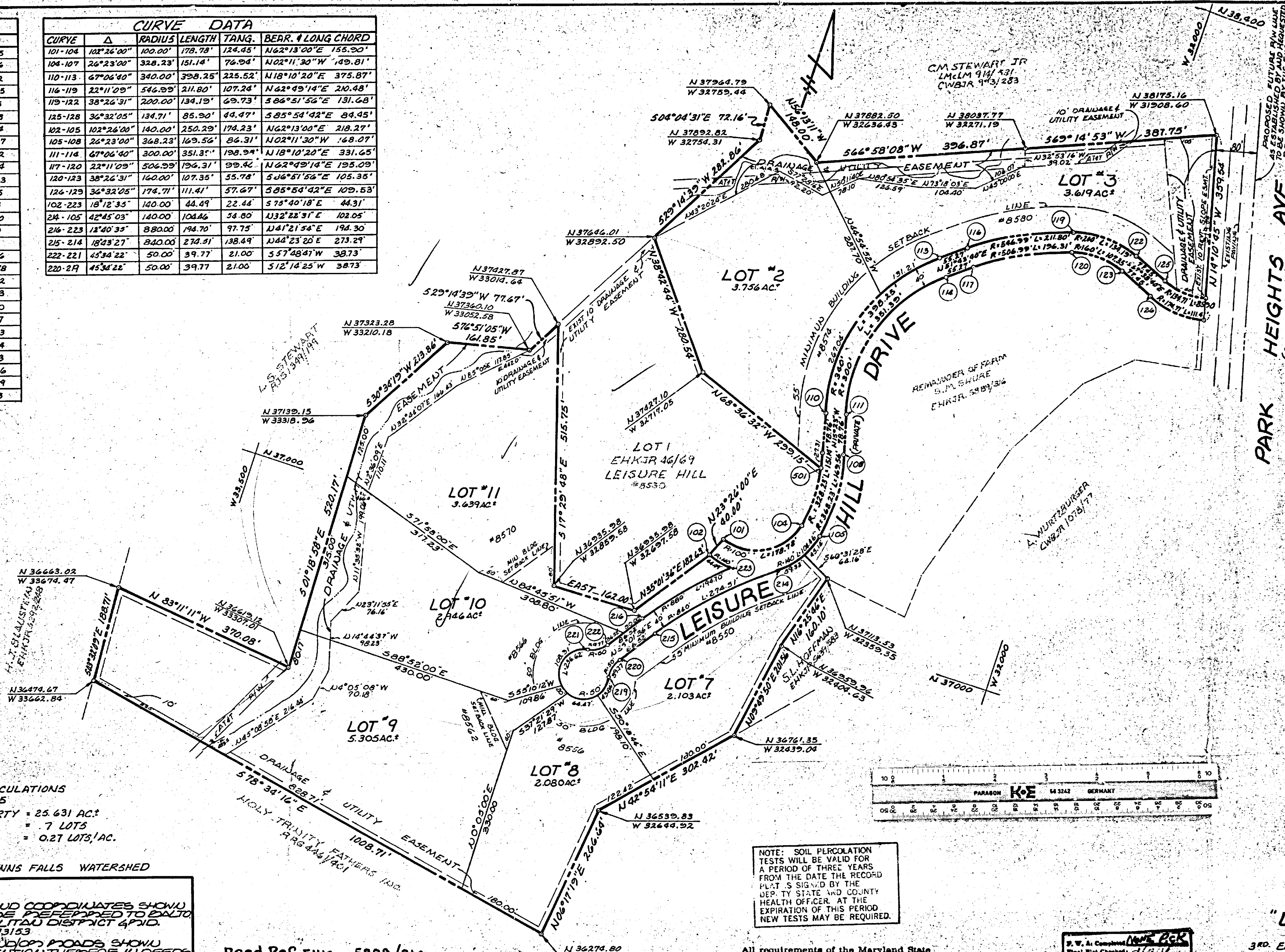
DATE January 3, 1985
BY Mary Campagna
ADMINISTRATIVE ASSISTANT

MICROFILMED

BALTIMORE COUNTY, MARYLAND		No. 003143
OFFICE OF FINANCE - REVENUE DIVISION		
MISCELLANEOUS CASH RECEIPT		
DATE <u>1-2-85</u>	ACCOUNT <u>01-615-000</u>	
	AMOUNT \$ <u>47.00</u>	
RECEIVED FROM <u>Mort Spero</u>		
FOR <u>85-177-A Posting</u>		
C 010*****470010 0122F		
VALIDATION OR SIGNATURE OF CASHIER		

COORDINATES		
N	E	W
101	37122.23	32576.85
102	37085.53	32592.76
104	37194.91	32438.92
105	37187.27	32399.65
107	37344.61	32444.65
108	37355.22	32406.08
110	37420.54	32465.54
111	37431.16	32426.97
113	37777.66	32348.32
114	37746.26	32329.54
116	37811.90	32304.93
117	37780.50	32280.15
119	37908.04	32117.68
120	37869.69	32106.60
122	37900.84	31986.19
123	37843.84	32001.41
125	37871.38	31914.56
126	37834.38	31929.78
128	37865.34	31830.32
129	37826.57	31820.53
214	37101.08	32454.30
215	36905.77	32645.47
216	36928.75	32678.23
219	36797.09	32703.34
220	36834.94	32695.13
221	36537.26	32760.46
222	36857.90	32727.89
223	37074.57	32549.83

CURVE DATA						
CURVE	Δ	RADIUS	LENGTH	TANG.	BEAR. & LONG CHORD	
101-104	102°24'00"	100.00'	178.78'	124.45'	N62°13'00"E 155.90'	
104-107	26°23'00"	328.23'	151.14'	76.34'	N02°11'30"W 149.81'	
110-113	67°06'40"	340.00'	398.25'	225.52'	N18°10'20"E 375.87'	
116-119	22°11'09"	546.99'	211.80'	107.24'	N62°49'14"E 210.48'	
119-122	38°26'31"	200.00'	134.19'	69.73'	S06°51'56"E 131.68'	
125-128	36°32'05"	134.71'	85.90'	44.47'	S05°54'42"E 84.45'	
102-105	102°26'00"	140.00'	250.29'	174.23'	N62°13'00"E 218.27'	
105-108	26°23'00"	328.23'	169.56'	86.31'	N02°11'30"W 168.07'	
111-114	67°06'40"	300.00'	351.35'	198.94'	N18°10'20"E 331.65'	
117-120	22°11'09"	506.99'	196.31'	99.46'	N62°49'14"E 195.09'	
120-123	38°26'31"	160.00'	107.35'	55.78'	S06°51'56"E 105.35'	
124-129	36°32'05"	174.71'	111.41'	57.67'	S05°54'42"E 109.53'	
102-223	18°12'35"	140.00'	44.49'	22.44'	S75°40'18"E 44.31'	
214-105	42°45'03"	140.00'	104.46'	54.60'	N32°22'31"E 102.05'	
216-223	12°40'35"	880.00'	194.70'	97.75'	N41°21'54"E 194.30'	
215-214	18°43'21"	840.00'	274.51'	138.49'	N44°23'20"E 273.29'	
222-221	45°34'22"	50.00'	39.77'	21.00'	S57°48'47"W 38.73'	
220-219	45°34'22"	50.00'	39.77'	21.00'	S12°14'25"W 38.73'	



DENSITY CALCULATIONS
 ZONE RC-5
 GROSS AREA OF PROPERTY = 25.631 AC.
 NUMBER OF LOTS = 7 LOTS
 DENSITY 7/25.631 = 0.27 LOTS/AC.

NOTES:
 BEARINGS AND COORDINATES SHOWN ON THIS PLAT ARE REFERRED TO BALTO COUNTY METROPOLITAN DISTRICT 4710. TYP. STA. #13152.113153.
 STREETS AND ROADS SHOWN HEREON AND MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE REAL SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE DEEDS OF THE DEED TO WHICH THIS PLAT IS ATTACHED. THEIR HEIRTS AND ASSIGNS.
 HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN ARE RESERVED INTO THE PUBLIC DOMAIN AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS, SHALL CONVEY SAID APPEAS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST.
 FOR PARALLEL LOTS, PERCEIVE COLLECTION, SLOPE, DRAINAGE AND UTILITY EASEMENTS ARE PROVIDED TO THE JUNCTION OF THE PARALLEL AND THE STREET, RIGHT-OF-WAY LINE ONLY, AND NOT OUT TO THE PARALLEL LOT DRIVEWAY.

Deed Ref. EHK JR. 5889/316
 NOTE: THIS PLAT IS SUBJECT TO COUNTY COUNCIL BILL 61-79 (SECT. 22-34) OF THE COUNTY CODE, RELATING TO THE LARGE AND REVOCATION OF A RECORD PLAT.

NOTE: SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DEP. STATE AND COUNTY HEALTH OFFICER. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and/or sewerage systems must be complied with prior to approval of building applications.

J. W. & Associates, Inc. P.C.
 Final Plat Checked: [Signature]
 Date: [Signature]
 Surveyor: [Signature]
 State No. 211467

EHK JR. 48 FOLIO 135
 Filed for record
 Date: APR 14 1982
 Test: [Signature]
 PLAT 2
 "LEISURE HILL"
 3RD. ELECT. DIST. BALTO. CO., MD.
 SCALE: 1" = 100' JANUARY 15, 1982

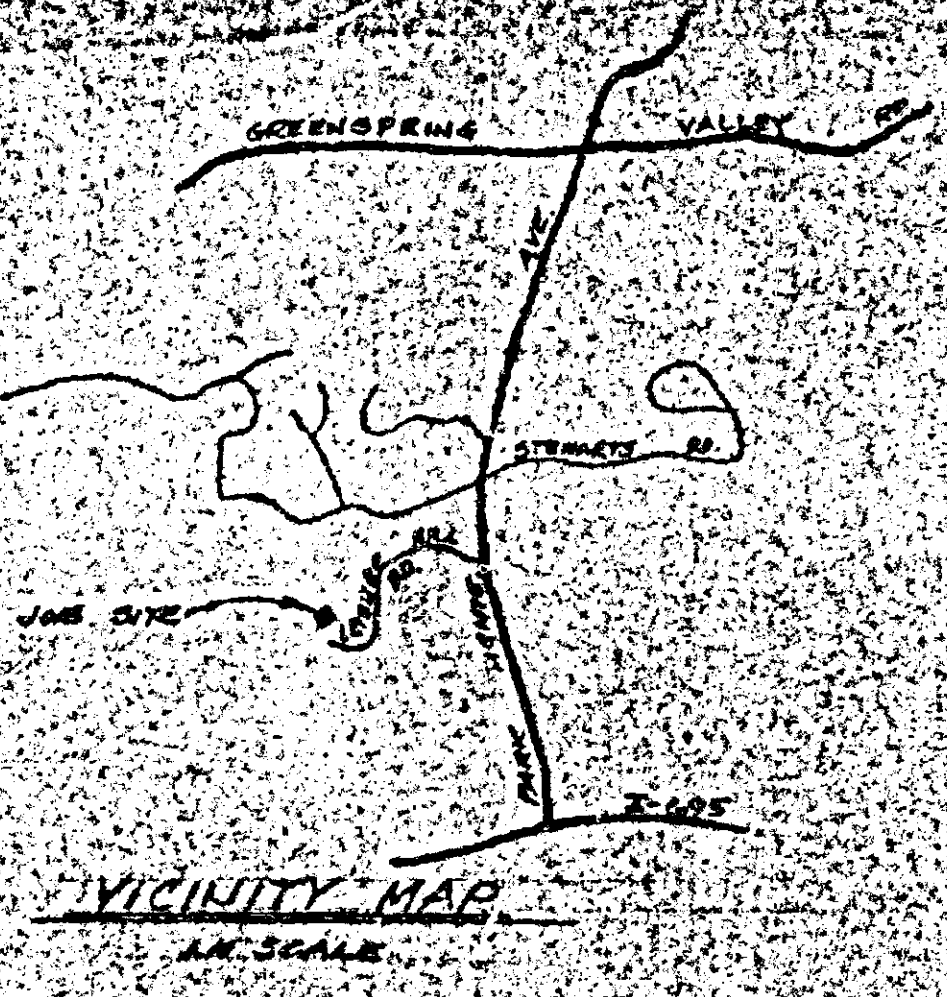
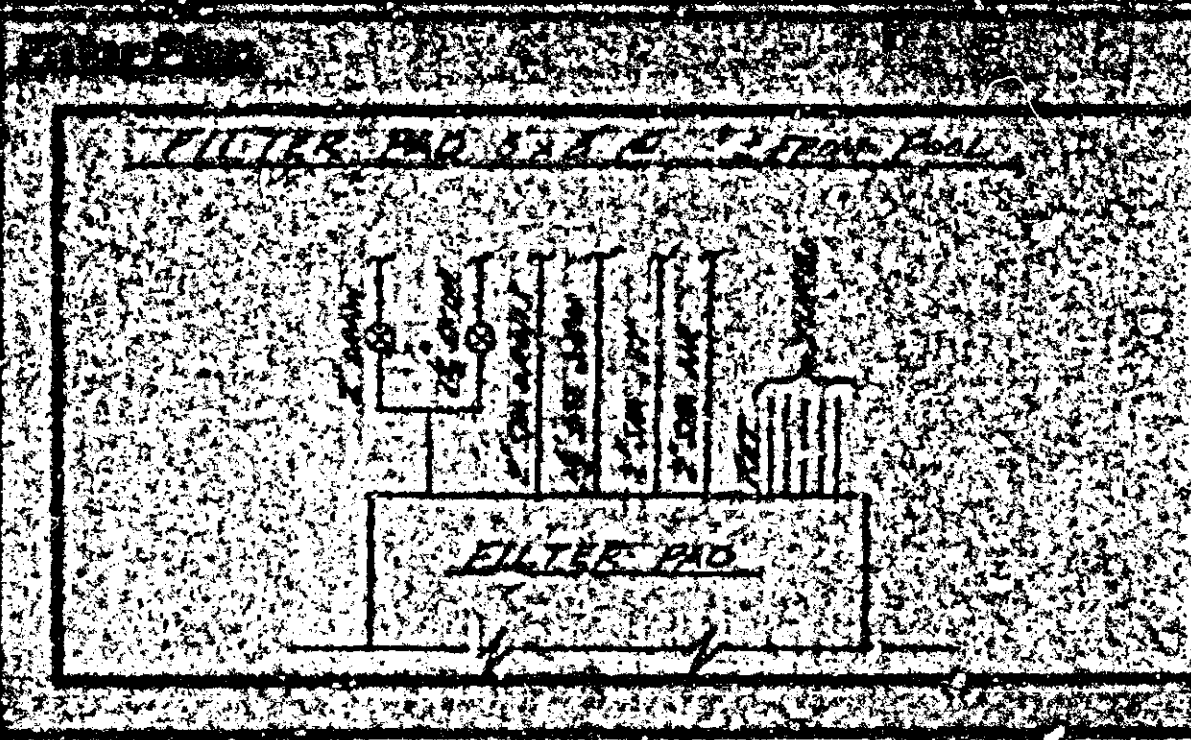
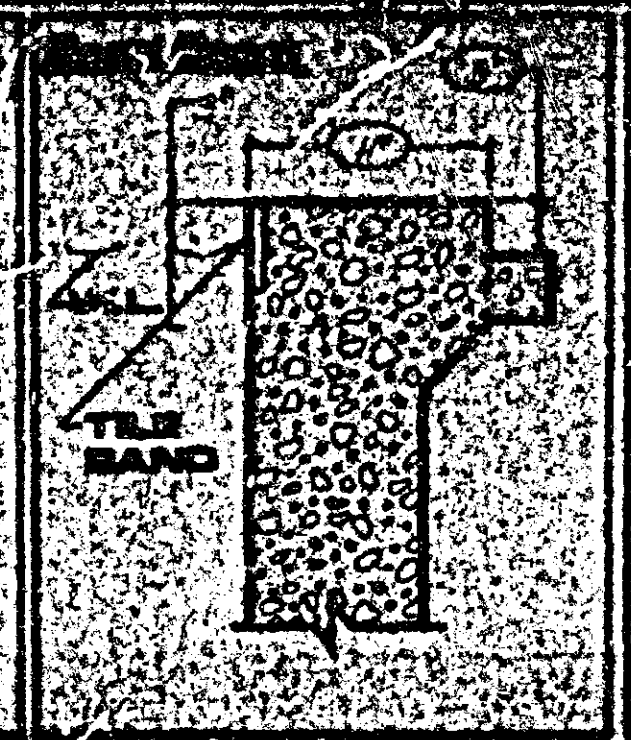
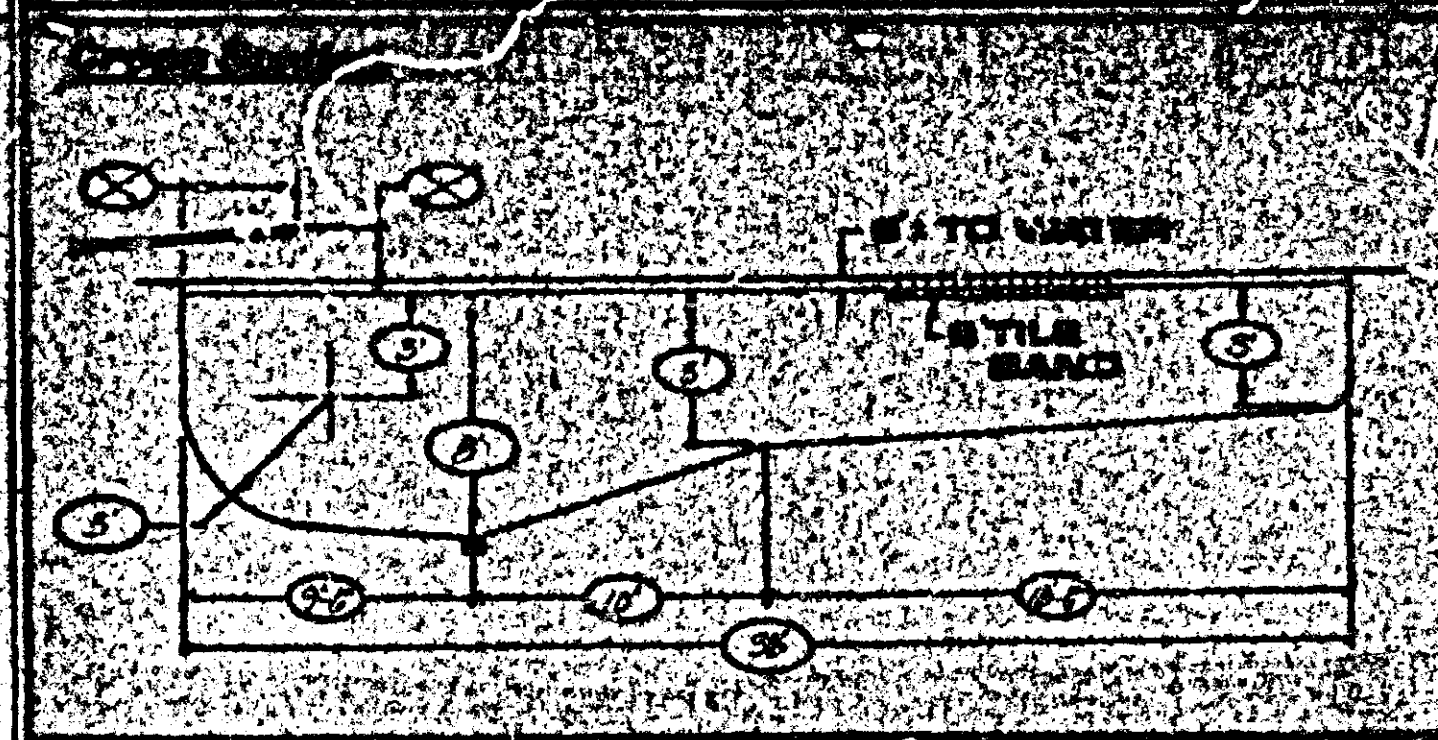
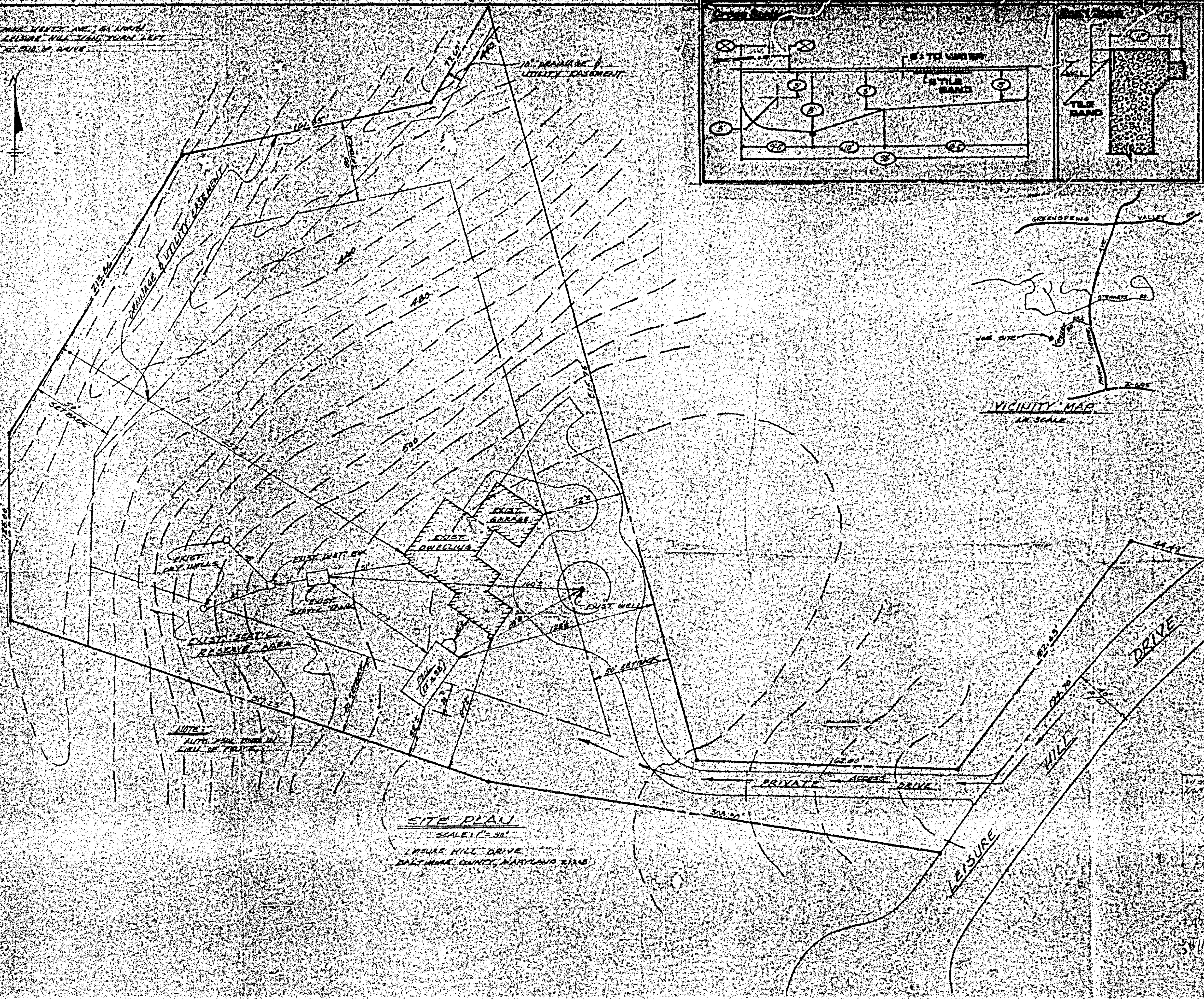
HIGHWAY'S DEPARTMENT OF BALTIMORE COUNTY APPROVED FOR STREET ALIGNMENT & LOCATION
 [Signature] 2/4/82
 DATE
 APPROVED FOR BALTIMORE COUNTY HEALTH DEPARTMENT
 [Signature] 2/1/82
 DATE
 DEPUTY STATE & COUNTY HEALTH OFFICER
 APPROVED FOR BALTIMORE COUNTY PLANNING DEPT.
 [Signature] 2/5/82
 DATE
 DIRECTOR

OWNER'S CERTIFICATE:
 THE REQUIREMENTS OF SECTION 59 TO 62, ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1957 EDITION (TITLE: CLERKS OF THE COURT, SUB-TITLE: CLERKS OF THE CIRCUIT COURTS) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTLING OF MARGINS HAVE BEEN COMPLIED WITH.
 [Signature] 1/19/82
 OWNER: P.O. BOX 369
 DATE

SURVEYOR'S CERTIFICATE:
 I, E. F. RAPHAEL, A REGISTERED PROFESSIONAL SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE LAW PERTAINING TO THE SUPERVISOR OF LAND IN MARYLAND, AS WELL AS THE ACTS OF 1945 AND SUBSEQUENT ACTS AMENDATORY THEREOF.
 [Signature] 1-13-82
 REG. LAND SURVEYOR #2240 DATE



E. F. RAPHAEL & ASSOCIATES
 REGISTERED PROFESSIONAL LAND SURVEYORS
 801 CORTLAND AVENUE
 TOWSON, MARYLAND 21204
 1840



EQUIPMENT LIST	
DIRT	ALL ON SITE
TILE	CANTILEVERED AGGREGATE
CORING	INCLUDED
STEPS	10" x 10" x 10" STYL: 500
FINISH	AGGREGATE
FILTER	COST ALL OF 200 PUMP & TIME
SAFETY EQ.	INCLUDED
CLEANING EQ.	INCLUDED
VACUUM EQ.	INCLUDED
DIVING EQ.	NONE
LADDERS	NONE
GRABBERS	NONE
LIGHTS	10" x 10" x 10" COLOR: 5000
WATTS	10" x 10" x 10"
HEATER	HEAT PUMP NO
SPA	NO SPA
LOVESEAT	10" x 10" x 10"
DRYWELL	NONE
SPECIAL EQ.	10" x 10" x 10"
POOL COVER	WINTER (20 x 40)

- SPECIAL NOTES**
- 1) 7% OF BIDDING IN CONTRACT
 - 2) POOL AREA TO BE FENCED TO 4' HIGH TO BE OPEN CLOSER TO 4' HIGH FOR COUNTY CODE
 - 3) STEPS TO BE 10" x 10" x 10" STEPS TO BE 10" x 10" x 10"
 - 4) DO NOT TURN POOL LIGHTS ON WHEN POOL IS EMPTY
 - 5) DO NOT USE BLACK BOWLING BALLS WHEN FILLING POOL IF WITH THE PLASTIC A COUP
 - 6) WE DO NOT CONCRETE SURF AS LEAD TWICE DAILY FOR 7' DASH FROM THE BIDDING TO BIDDING

POOL DATA	
AREA	1500 SQ. FT.
PERIMETER	210' L.F.
GALLONS	29,700
Owners Approval - Date	

NAME: MR. & MRS. RICHARD RYAN
 ADDRESS: LEISURE HILL DRIVE
 CITY: Pikesville, Maryland 21208
 (BALTIMORE COUNTY)
 TELEPHONE: (410) 426-1000 (410) 426-1000
 SCALE: 1" = 10'
 DRAWN BY: J. J. J.
 DATE: 10/1/79